




FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 23, 2011		

TO Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Theo Ngongang, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Mr. Ghanshyamkumar Patel, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE: March 30, 2011

Participating members included:

- Eric Tiso, Wolde Ararsa, Gary Letteron, Amy Gilder-Busatti and Martin French for the Department of Planning;
- Chief John Carr for the Fire Department;
- John Igwe for HCD Plans Examining;
- Kirkland Gabriel, John Thumbi and Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

Agenda

1. 121-131 North Chester Street & 132-144 North Duncan Street – Hampstead View Townhomes
2. P-1 Parking Garage, Johns Hopkins Hospital/Forest City-New East Baltimore Partnership – Second Review
3. 1001 South Potomac Street – Two Alternates

121-131 North Chester Street & 132-144 North Duncan Street – Hampstead View Townhomes

Zoning: R-8

Plans Date: 15 Mar 2011

Block/Lot: Block 1705, Lots 68-80

Urban Renewal: None

Environmental: None

Historic: None

Total Site Area: ±14,654 sqft (±0.3364 acres)

Gross Square Footage: ±1,869 sqft per home (±26,162.5 sqft total)

In addition to Committee Members and Planning staff, in attendance was:

- Al Barry, AB Associates;
- Nate Pretl, AB Associates;
- Sean Davis, MRA;
- Matt Bishop, MRA;
- Michael Snyder, Owner;
- Thomas Frutchey, Owner; and
- Virgil Bartram, Architect;

Project Summary:

This site contains ±14,654 sqft, and is currently vacant. A previous subdivision proposed for this site did not develop beyond stormwater management systems and utility connections with a surrounding sidewalk being installed. Under new owners, the final parcel in this development area has been purchased, which allows for creating an improved, regular subdivision into fourteen townhome lots, each with three-story homes that have one garage parking space, and a rear parking pad.

Comments & Issues:

- Plans/Permits Office:
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- Environmental/Landscaping:
 - See if either foundation plantings or tree pits with smaller tree varieties could be placed along the East Fayette Street frontage. Consider crepe myrtles or service berries. Contact Amy Gilder-Busatti, landscape architect in the Office of Sustainability, for more information, 410-396-5902.
 - The Forest Conservation program does not apply to this site.
- Parking/Traffic:
 - Contact Scott Adams (443-984-4094) in the Planning Division of the Department of Transportation for a determination of whether a Traffic Impact Study (TIS) will be required.
 - Trash pick-up is expected along the public street frontages.
 - Reduce the planter lengths in the driveway by one or two feet each to allow for an 18' to 20' driveway width. The end planters along the East Fayette Street frontage should not be reduced by more than one foot each, to help screen the parking area better. Work with Anthony Cataldo in Planning (410-396-1651) on elevation design.

- Accessibility:
 - Ensure that the sidewalks have the current design of ADA ramps that orient across the intersection (vs. point to the center of the intersection).
 - If any of these units will be handicapped accessible or visitable, please note how many, and where they will be located. At least one unit is encouraged. For design assistance, contact Dr. Nollie Wood at 443-984-3170. If this isn't possible, please advise.
- Stormwater Management:
 - Applicants should have credit for the existing stormwater facility that was installed to serve the earlier project. Should this change, advise Eric Tiso in Planning (410-396-8358) as soon as possible for guidance.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - The applicants stated that a hearing is scheduled before the Board in a couple of weeks. Coordinate your appeal with Martin French in Planning, at 410-396-1354.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format. Continue the review process with stormwater management staff, and notify me of the results.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area, Stormwater Management and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **Site plans are not considered approved until they bear the approval stamp.**

P-1 Parking Garage, Johns Hopkins Hospital/Forest City-New East Baltimore Partnership – Second Review

Zoning: B-2-3 (PUD #129)

Plans Date: N/A

Block/Lot: 1586/001

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ±1.458 Acres

Gross Square Footage: N/A

In addition to Committee Members and Planning staff, in attendance was:

- John Judge, Desman Associates;
- Betsy Boykin, Core Studio Design;
- Kadir Hersi, Qodesh CM;
- Vee Stanic, Qodesh CM;
- Brian Stephenson, Qodesh CM;
- John Lecker, FC-NEBP;
- Brian Morris, FC-NEBP;
- Julie Tice, SCB; and
- Stanford R. Britt, Sulton Cambell Britt.

Project Summary:

This project is for the proposed P-1 parking garage with 1,465 parking spaces, that will serve Johns Hopkins and Forest City-New East Baltimore Partnership users, and will include a first-floor retail component. This is the second review.

Comments & Issues:

- Environmental/Landscaping:
 - Stormwater management has been accounted for through the project master plan. Concept Approval has been granted. Please provide a copy of this approval to Eric Tiso for our file.
- Parking/Traffic:
 - The Washington Street garage entrance still shows a radius on the southern side. Given the northbound traffic, this is not needed to allow trucks to back into the loading dock. Revise the curb to a normal radius. The exit on Washington Street has been relocated to the alley on the north side, which is an improvement.
 - For potentially only two delivery trucks per week, consider whether the loading dock area is needed or not. Could a street-side truck loading zone work for the potential retail tenant? A truck loading zone could be potentially approved for either the Washington or Ashland Street sides.
 - Bicycle parking has been shown inside the garage, on the first floor level. Add a raised curb edge (with appropriate ADA ramps or pass-throughs) to protect bike parking areas from vehicles.
 - Space for turning around has been provided by the barrier arms user parking zones.

- Accessibility:
 - Show ADA safe route by hatching a path connecting the parking space loading areas to the nearest exit point, sidewalk ramp, or other area out of traffic.
 - Consider if so many van accessible spaces are needed. If there are more than the minimum ratio, the loading area may be larger than the required 5', but please do not sign all of the spaces as restricted to modified vans only (this allows for common use).
 - Ensure the mid-block crossing across Ashland Avenue is removed from all plan sheets.
- Plan Adjustments:
 - Please ensure all plan sheets from various team members are coordinated in all of the revised details for the final submittal package.

Next Steps:

- Preliminary approval is granted for this project. Submit two complete paper sets of revised plans and one set in .pdf format, incorporating requirements of UDARP.
- Provide evidence of stormwater management concept approval for my file.

NOTE:

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1001 South Potomac Street – Two Alternates

Zoning: O-R-2

Plans Date: 16 Mar 2011

Block/Lot: 1885/027

Urban Renewal: None

Environmental: None

Historic: Canton National Register of Historic Places District

Total Site Area: ±15,000 sqft (0.3445 acres)

Gross Square Footage: School, ±23,902 sqft; Residential, ±18,754 sqft.

In addition to Committee Members and Planning staff, in attendance was:

- Mark Shapiro, Shapiro Co.;
- Bob Rosenfelt, CMR;
- Carla Ryon, CMR;
- Caroline Hecker, RMG;
- Asitha Wijesekera, Montessori School.

Project Summary:

This site is located on the south side of Dillon Street, between the intersections with South Potomac Street and South Decker Avenue. The two lots had previously been approved for development for residential uses, with townhomes and multi-family dwellings. The plan has been revised slightly, with two options. In option #1, a Montessori School operator will use the former church building for a pre-school. The southern lots along South Potomac Street will be used for a play lot for the children. The previous townhomes to be built on the South Decker Avenue side will largely remain the same. In option #2, the former church building will be redeveloped for multi-family use, and the adjacent lot will be developed for two larger townhomes.

Comments & Issues:

- Environmental/Landscaping:
 - In the multi-family option, increase the lengths of the planter beds along Dillon Street, since that area of the sidewalk will not be needed for drop-offs.
 - In the pre-school option, include the tree pit in front of the play lot from the multi-family version.
- Parking/Traffic:
 - Show flares on the driveway entrance onto Dillon Street, especially with the narrowing of the driveway; it will allow cars close to the edge a more gradual transition to the street.
 - Trash pick-up is expected from the fronts of the homes on the street side.
 - Contact Scott Adams, DOT Planning Division, to request a determination on whether a traffic impact study will be required.
 - The committee debated the width of the driveway, currently shown at 17'. While the previous standard is 20' for two-way traffic, this width will be revised to a certain extent to attempt the best balance between reducing paved areas for sustainability purposes, and functionality. For relatively few dwelling units, on a private driveway, the committee will accept this design for this project. Ib

- Accessibility:
 - Two accessible units will be provided at the corner of Dillon Street and South Decker Avenue.
- Stormwater Management:
 - Applicant states that a free-in-lieu has already been paid for the previous project design. To the extent that the modified plans do not increase impact, they will be accepted by the stormwater division.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - Some variances will be required for new property lines. Coordinate your appeal with Martin French in Planning, 410-396-1354.

Next Steps:

- Preliminary approval is granted for this project. Submit two complete paper sets of revised plans and one set in .pdf format.
- Provide evidence of stormwater management concept approval for my file.

NOTE:

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